



Entered on Docket  
November 13, 2009

A handwritten signature in black ink, appearing to read "Bruce A. Markell".

Hon. Bruce A. Markell  
United States Bankruptcy Judge

**WILDE & ASSOCIATES**

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and

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Telephone: (602) 255-6000  
U.S. Bank National Association, as Trustee for SG Mortgage Securities Asset Backed Certificates,  
Series 2006-FRE2  
09-72233

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In Re:

Phillip M. Lawson and Raquel L. Lawson

Debtor(s).

BK-09-15095-bam

Date: October 27, 2009  
Time: 1:30 p.m.

Chapter 13

**ORDER VACATING AUTOMATIC STAY**

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to Secured Creditor U.S. Bank National Association, as Trustee for SG Mortgage Securities Asset Backed Certificates, Series 2006-FRE2, its assignees and/or successors in interest, of the subject property, generally described as 480 Tiger Lily Way, Henderson, NV 89015, and legally described as follows:

Lot 62 in Block 11 of EAGLE CREST PHASE 1, as shown by Map thereof on file in Book 50 of Plats, page 49 in the office of the County Recorder of Clark County, Nevada.

IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall give Debtors at least five business days' notice of the time, place and date of sale.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Secured Creditor hereby withdraws its secured Proof of Claim filed in this matter. The Secured Creditor shall notify the Trustee of the completion of the foreclosure sale. If applicable, Secured Creditor may thereafter amend its secured Proof of Claim to an unsecured Proof of Claim no later than forty-five (45) days after the foreclosure sale.

IT IS FURTHER ORDERED that in the event a Notice of Default has been recorded against this particular property there can be no sale for sixty (60) days, allowing the Debtor(s) to submit a copy of this Order to the State of Nevada, Foreclosure Mediation Program, and the Order will be construed as an agreement between the Secured Creditor and Debtor(s) that they have voluntarily agreed to a mediation under the Nevada State Foreclosure Mediation Program pursuant to Rule 6 of said program. The necessary information can be accessed at <http://www.nevadajudiciary.us/>.

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1 IT IS FURTHER ORDERED there shall be no foreclosure sale held prior to December 28, 2009.

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3 DATED this 10<sup>th</sup> day of November, 2009.

4 Submitted by:

5 **WILDE & ASSOCIATES**

6  
7 By 

**GREGORY L. WILDE, ESQ.**

8 Attorney for Secured Creditor

9 208 South Jones Boulevard

Las Vegas, Nevada 89107

10 APPROVED / DISAPPROVED

11 \_\_\_\_\_  
George Haines

12 1020 Garces Avenue

13 Suite 100

Las Vegas, NV 89101

14 Attorney for Debtor(s)

15 APPROVED / DISAPPROVED

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17 \_\_\_\_\_  
Kathleen A. Leavitt

18 201 Las Vegas Blvd. So., #200

19 Las Vegas, NV 89101

Chapter 13 Trustee

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1 ALTERNATIVE METHOD RE: LOCAL RULE 9021:

2 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

3 ☐ The court waived the requirements of LR 9021.

4 ☒ No parties appeared or filed written objections, and there is no trustee appointed in the case.

5 ☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any  
6 unrepresented parties who appeared at the hearing, and any trustee appointed in this case,  
and each has approved or disapproved the order, or failed to respond, as indicated below  
(list each party and whether the party has approved, disapproved, or failed to respond to the  
document):

7 (List Parties)

8 Debtor's counsel:

9 ☐ approved the form of this order ☐ disapproved the form of this order

10 ☐ waived the right to review the order and/or ☒ failed to respond to the document

11 ☐ appeared at the hearing, waived the right to review the order

12 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

13 Trustee:

14 ☐ approved the form of this order ☐ disapproved the form of this order

15 ☐ waived the right to review the order and/or ☐ failed to respond to the document

16 Other Party: \_\_\_\_\_

17 ☐ approved the form of this order ☐ disapproved the form of this order

18 ☐ waived the right to review the order and/or ☒ failed to respond to the document

19 Breach Order:

20 ☐ This is an Order Vacating the Stay after the Failure to cure a Declaration of Breach. Copies of  
21 this proposed order were transmitted to Debtor's counsel and appointed trustee to which  
22 they have not replied

24 Submitted by:

25 /s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

26 Attorney for Secured Creditor